

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
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File Number: 11-SE-03-C **Related File Number:** 11-M-03-UR
Application Filed: 10/13/2003 **Date of Revision:**
Applicant: MICHAEL BRADY, INC.
Owner: MICHAEL DENTON

PROPERTY INFORMATION

General Location: South side of Nubbin Ridge Rd., east of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 145 5.03 **Jurisdiction:** County
Size of Tract: 9.3 acres
Accessibility: Access is via Nubbins Ridge Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: The site is adjacent to established single family subdivisions that have been developed under the RA and PR zone regulations.
Proposed Use: Detached single family subdivision **Density:** 2.99.du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Laurens Glen (formerly Patterson Mill)
Surveyor: Michael Brady, Inc.
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection spacing variance from 300' to 76.4' between Fox Hollow Rd. and the proposed subdivision entrance road.
2. Property line transition radius at the entrance on both sides from 25' to 0'.
3. Intersection grade variance from 1% to 2% at Road A and Road B.
4. Reverse curve variance from 50' to 45.55' at sta. 1+50 of Road B.
5. Broken back curve tangent from 150' to 142' at sta. 2+00 of Road A.
6. Horizontal curve variance from 250' to 100' at sta. 9+50 of Road A.
7. Vertical curve variance from 74.25' to 45' at sta. 0+83 of Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1- 7 because the site's topography restricts compliance with the Subdivision Regulations.
Staff Recomm. (Full): APPROVE the concept plan subject to 13 conditions
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Provision of 75' transition radii in each cul de sac.
3. Provision of 25' corner property line radii at the intersection of Road A and Road B.
4. Revising the road profiles to reflect a maximum of 10% grade in the cul de sac on Road B.
5. Provision of sight distance easements, to be reflected on the final plat, across lots 12 and 16 as directed by the Knox County Dept. of Engineering and Public Works.
6. Prior to design plan approval, obtain off site drainage easements as directed by the Knox County Dept. of Engineering and Public Works.
7. Provision of retaining walls in all areas shown on the grading plan where 1:1 slopes are created or as required by the Knox County Dept. of Engineering and Public Works. Any retaining walls greater than 3' in height must have a 4' high safety fence on top to prevent falls. All retaining walls greater than 4' in height must be designed by a structural engineer and be approved by the Knox County Dept. of Engineering and Public Works.
8. Prior to commencing any grading on this site and prior to final plat approval, certification by the applicant's engineer in conjunction with the Knox County Dept. of Engineering and Public that there is 300' of sight distance in both directions on Nubbin Ridge Rd.
9. Final approval of the rezoning of this site by the Knox County Commission to PR (Planned Residential) at 2.99 du/ac or greater.
10. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
11. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
12. Meeting all requirements of the approved use on review development plan.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
Comments: The applicant is proposing to divide this 9.3 acre site into 27 lots. Development will be limited to detached single family dwellings. The site is currently going through the rezoning process that will permit the development as proposed. At its October meeting, MPC recommended PR (Planned Residential) zoning at 1-3 du/ac. This recommendation will be considered by the Knox County Commission at its November, 2003 meeting.

The site has a number of physical features that have an impact on the development proposal. It has limited frontage on Nubbin Ridge Rd. The topography of the site impacts the road and lot layout. The drainage will leave the site in an area where there is not a well defined drainage way. The Knox County Dept. of Engineering and Public Works will require the applicant to obtain off-site drainage easements from adjoining property owners before additional drainage can be directed onto their property.

Due to the limited frontage on Nubbin Ridge Rd., the applicant has no alternative access point to the

site. To use this limited frontage for access, extensive grading will be required to be able to construct a road that will meet Knox County's standards. Due to the location of a sign for an adjoining subdivision, staff will require the sight distance at the proposed entrance be certified by the applicant's surveyor.

The design of the proposed roads are impacted by the rolling topography of this site. The number of variances that have been requested dealing with the road design have been minimized as much as possible. Due to the amount of grading that will be required, retaining walls will have to be used at the entrance to the project. The staff will require that retaining walls with a height of 3' or more have a safety fence constructed on top of them to prevent falls.

Without totally redesigning the project to either cluster the density or reduce the number of lots, the staff believes the applicant has minimized the number of variances and overcome the problems with the topography as best he could.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning. Other subdivision development in the area has occurred under the RA and PR zoning regulations.
3. Access to this project will be limited to Nubbin Ridge Rd. via the internal road system of the project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The MPC approved zoning density of this site is 1 - 3 dwellings per acre. The proposed 2.99 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for that area allows a density up to 3 du/ac. At a proposed density of 2.99 du/ac, the proposed subdivision is consistent with the Sector Plan.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

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Summary of MPC action: APPROVE variances 1- 7 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 13 conditions

Date of MPC Approval: 11/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: